



Coffee Bar Opportunity

496 NE 2nd Street - Gresham, OR 97030



Open Concept Coffee Bar Available November/December 2026

- ♦ Professionally designed Coffee Bar, anchor tenant for the Arts Plaza Apartments Building which offers 97 apartment style homes for lease
- ♦ Fully furnished space with guest seating & tables (indoor & outdoor), lighting, art, rugs, plants & décor all provided by Landlord
- ♦ Tenant to provide all coffee equipment, service wear, and supplies
- ♦ Located in Historic Downtown Gresham across from the Gresham Arts Plaza
- ♦ 950 SF usable space @ \$24/sf Base Rent + \$5.85/sf NNN's
- ♦ Minimum 5 year lease
- ♦ PLEASE DO NOT DISTURB EXISTING TENANT

Corinne O'Halloran, Broker

Cell: 503-819-2337 Office: 503-661-8000

Email: corinne@kmorealestate.com

www.KMOrealestate.com



The information contained herein has been obtained from sources we deem reliable however, we do not guarantee it's accuracy. All information should be verified prior to lease execution.

